| 127.0 | 0004 | 0012.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 640,700 / | 640,700 |
| USE VALUE: | 640,700 / | 640,700 |
| ASSESSED: | 640,700 / | 640,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 144 | | WILDWOOD AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RUFIN CARLOS R |
| Owner 2: | PASTRANA SANDRA I |
| Owner 3: | |
| Street 1: | 144 WILDWOOD AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Wood Shingle Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5189.000 | 234,000 | 3,700 | 403,000 | 640,700 |
| Total Card | 0.119 | 234,000 | 3,700 | 403,000 | 640,700 |
| Total Parcel | 0.119 | 234,000 | 3,700 | 403,000 | 640,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.93 | /Parcel: 488.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82074
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 127.0-0004-0012.0

!9862!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 234,000 | 3700 | 5,189. | 403,000 | 640,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 226,900 | 3700 | 5,189. | 403,000 | 633,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 226,900 | 3700 | 5,189. | 403,000 | 633,600 | 633,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 190,300 | 3700 | 5,189. | 403,000 | 597,000 | 597,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 190,300 | 3700 | 5,189. | 356,900 | 550,900 | 550,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 190,300 | 3700 | 5,189. | 299,300 | 493,300 | 493,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 190,300 | 3700 | 5,189. | 299,300 | 493,300 | 493,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 185,600 | 3700 | 5,189. | 259,100 | 448,400 | 448,400 | Year End Roll | 12/11/2014 |

PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:43:37 |

LAST REV

| Date | Time |
|---|---|
| 01/17/18 | 09:54:15 |

ekelly

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9862

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TYLER ELEANOR | 1179-165 | | 11/6/1997 | | 192,375 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82074 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/15/2011 | 1442 | Porch | 47,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/17/2017 | MEAS&NOTICE | HS | Hanne S |
| 10/31/2008 | Meas/Inspect | 163 | PATRIOT |
| 12/6/1999 | Meas/Inspect | 264 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5189 | | Sq. Ft. | Site | | 0 | 70. | 1.11 | 8 | | | | | | | | | 402,971 | | | | | | 403,000 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11912 | Total SF/SM: | 5189 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 402,971 | Spl Credit | | Total: | 403,000 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1923 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99960202 |
| Adj $ / SQ: | 175.430 |
| Other Features: | 67500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 339064 |
| Depreciation: | 105110 |
| Depreciated Total: | 233954 |

## COMMENTS

SCUTTLE HOLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 6 | | BRs: 3 | | | Baths: 1 | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

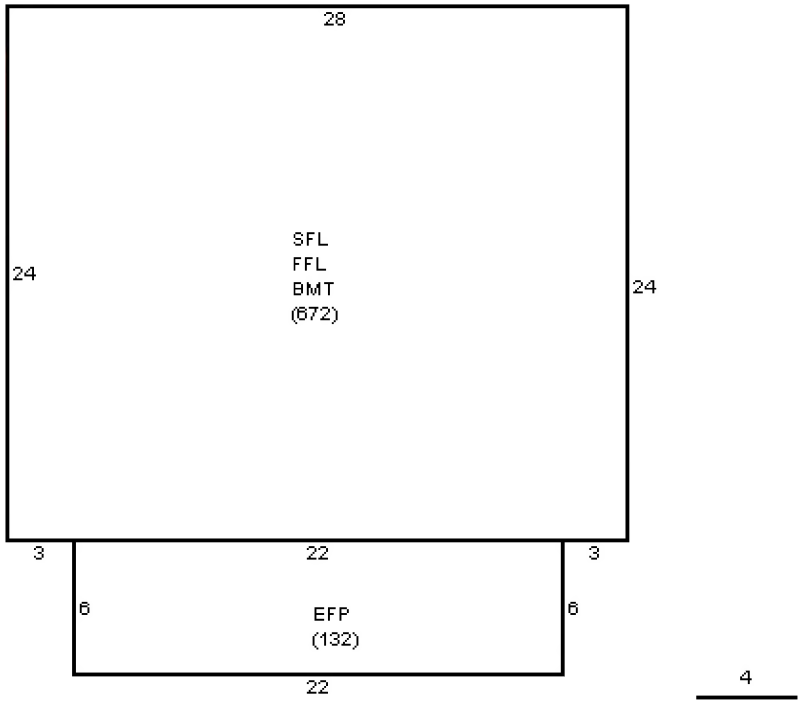
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 175.43 |
| Special Features: | 0 | Val/Su Net: | 110.69 |
| Final Total: | 234000 | Val/Su SzAd | 178.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 672 | 52.630 | 35,367 |
| FFL | First Floor | 672 | 175.430 | 117,889 |
| SFL | Second Floor | 638 | 175.430 | 111,995 |
| EFP | Enclos Porch | 132 | 47.830 | 6,314 |

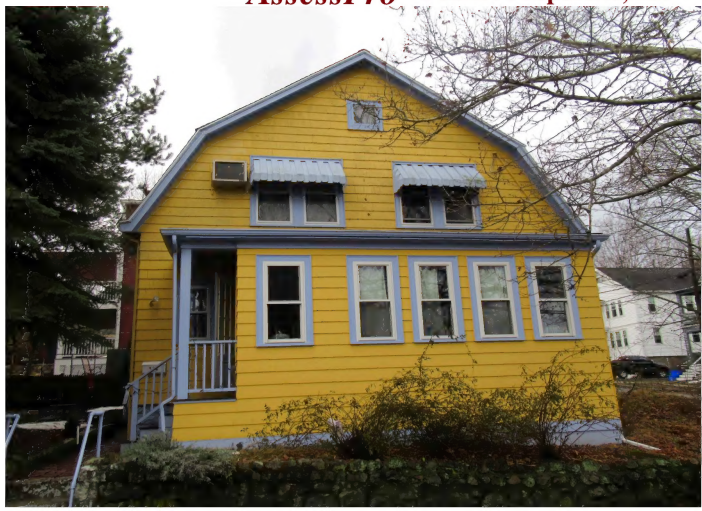
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | | 2,114 | | Total: | 271,565 |
| Size Ad | 1310.3999 | Gross Area | 2148 | FinArea | 1310 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0004-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1930 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: 3,700 |